026.A	0005	0067.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	538,600	/	538,600
USE VALUE:	538,600	/	538,600
ASSESSED:	538,600	/	538,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #: 67

Owner 1:	SOUTHWELL ABIGAIL
Owner 2:	NASIR NAZMUS
Owner 3:	
Street 1:	67 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SUZUKI JOJI & -
Owner 2:	TYLER CHRISTINE M -
Street 1:	67 WINDSOR STREET UNIT 67
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 1354 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	535,600	3,000		538,600
Total Card	0.000	535,600	3,000		538,600
Total Parcel	0.000	535,600	3,000		538,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.78 /Parcel: 397.78

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 271494

GIS Ref

GIS Ref

Insp Date 06/15/18

!15189!

PREVIOUS ASSESSMENT

Parcel ID 026.A-0005-0067.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	535,600	3000	.		538,600		Year end	12/23/2021
2021	102	FV	520,100	3000	.		523,100		Year End Roll	12/10/2020
2020	102	FV	512,400	3000	.		515,400	515,400	Year End Roll	12/18/2019
2019	102	FV	489,000	3000	.		492,000	492,000	Year End Roll	1/3/2019
2018	102	FV	433,000	3000	.		436,000	436,000	Year End Roll	12/20/2017
2017	102	FV	395,000	3000	.		398,000	398,000	Year End Roll	1/3/2017
2016	102	FV	395,000	3000	.		398,000	398,000	Year End	1/4/2016
2015	102	FV	359,400	3000	.		362,400	362,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:19:35

LAST REV

Date	Time
11/15/19	14:39:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15189

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUZUKI JOJI &,	72847-433	1	6/28/2019		560,000	No	No		
NELSON AMY C &,	59218-161		6/1/2012		360,000	No	No		
MARINO PALMINO,	45650-315		7/19/2005		402,000	No	No		

USER DEFINED

Prior Id # 1:	17868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2004	722	Redo Kit	20,000	C		G6	GR FY06	RE-DO 2 KITCHENS/2

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Measured	DGM	D Mann
9/1/2012	MLS	EMK	Ellen K
3/10/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7728													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	415.826
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	0.88000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561465
Depreciation:	25827
Depreciated Total:	535638

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	365.93
Special Features:	0	Val/Su Net:	395.57
Final Total:	535600	Val/Su SzAd	395.57

SKETCH

UnSketched SubAreas:
GLA: 1354,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,354	415.830	563,028

Net Sketched Area:	1,354	Total:	563,028

Size Ad	1354	Gross Area	1354	FinArea	1354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.A-0005-0067.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	AV	1922	30.43	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000

IMAGE

AssessPro Patriot Properties, Inc